



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Pen Morvah  
Bramble Hill  
Bude  
Cornwall  
EX23 8GW

**Asking Price: £215,000**



Changing Lifestyles

01288 355 066  
bude@boproperty.com





- 1 BEDROOM
- FIRST FLOOR APARTMENT
- BALCONY OFFERING TOWN AND SEA VIEWS
- IMMACULATELY PRESENTED
- CLOSE TO TOWN CENTRE AND BEACHES
- SELECT DEVELOPMENT FOR OVER 60'S
- OWNERS LOUNGE
- COMMUNAL GARDEN AREAS



**AVAILABLE WITH NO ONWARD CHAIN.** An exciting opportunity to acquire this immaculately presented 1 bedroom first floor apartment in a modern select development for over 60's located close to the popular town centre and beaches. A comfortable living space throughout with a Juliet balcony overlooking the well-tended gardens with views across to Bude town. In addition, the residence offers well-presented owners lounge, guest suite, 24 hour emergency assistance and lift access. EPC Rating B. Council Tax band B.



20 Pen Morvah, Bramble Hill, Bude, Cornwall, EX23 8GW

## Changing Lifestyles

**Pen Morvah is a McCarthy and Stone development for the over 60's built in 2018 and enjoys a pleasant location situated within this desirable residential area lying within walking distance of the centre of this popular coastal town offering a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular local bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top walks etc. The bustling market town of Holsworthy lies within 10 miles inland while the port and market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

**Entrance Hall** - Storage closet including space and plumbing for washing machine. Doors leading to all rooms.

**Kitchen** - 7'10" x 7'1" (2.4m x 2.16m)  
A range of fitted wall and base mounted units with work surfaces over incorporating stainless steel sink/ drainer with electric hob. Integrated eye level oven, fridge and freezer. Double glazed window to the rear overlooking the well tended communal gardens.

**Lounge/Dining Room** - 19'5" x 10'2" (5.92m x 3.1m)  
This spacious and airy reception room benefits from uPVC double glazed Juliet balcony to the rear elevation and offers ample dining space as well as feature fireplace.

**Bedroom** - 14'3" (4.34) (MAX) x 18'5" (5.61) (MAX)  
Large double bedroom with spacious walk-in wardrobe with fitted hanging rail and shelving. Window to rear elevation.

**Bathroom** - 6'11" x 6'7" (2.1m x 2m)  
Modern shower room consisting of walk-in shower with mains fed drench showerhead, inset WC and wash hand basin with vanity unit. Wall mounted mirror and towel rail.

**Outside** - Well maintained and landscaped communal gardens surrounding the building. Sections laid to lawn as well as mature shrubs and borders with seating areas. The residence offers a parking area with visitor spaces available on a first come first served basis. There is also use the mobility scooter storage and charging points available.

**EPC** - Rating B.

**Council Tax Band** - B.

**Lease Terms** - Leasehold length remainder of 999 years granted in 2018.  
Service Charge £267.57 per month (Includes Water and drainage rates)  
Ground rent £212.50 paid in two instalments every 6 months.  
Reviewed Annually in March.

### Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

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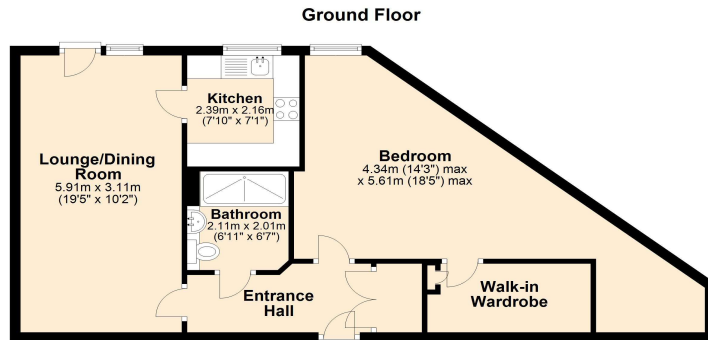


## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

## Directions

By foot from the office turn left along Queen Street and upon reaching Lansdown Road turn left and immediately right into Broadclose Hill. Take the right hand turning into Bramble Hill and right again into Pathfields whereupon Pen Morvah will be found within a short distance on the right hand side with the main entrance accessed via the car park area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	